

Planning Department
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Date: 5 June 2017
Our ref: 14841/NG/JWO/14106650v1
Your ref: PP-06094528

Dear Sir/Madam

Hatton Square Business Centre, 16-16a Baldwin's Gardens and 31-37 Leather Lane: Application for a Minor Material Amendment under Section 73 of the Town and Country Planning Act 1990

On behalf of our client, Workspace 14 Limited, please find enclosed an application submitted via the planning portal, for a Minor Material Amendment (MMA) to planning permission 2015/3899/P granted on 28 October 2015 as well as a MMA to planning permission 2015/3334/P granted on 14 September 2015 at Hatton Square Business Centre.

This application has been submitted online via the Planning Portal (Ref:06094528) and comprises the following documents:

- 1 Completed application form and Ownership Certificate;
- 2 CIL Additional Information Form;
- 3 Site Location Plan prepared by Karakusevic Caron Architects (Drawing Number 203_A_P_001_01 Rev 00);
- 4 Information to support omission of green wall, prepared by Karakusevic Caron Architects;
- 5 Revised Application drawings, prepared by Karakusevic Caron Architects:
 - Drawing Number 203_A_P_100_02 Rev 4: Proposed First Floor Plan (1:100@A1)
 - Drawing Number 203_A_P_100_03 Rev 4: Proposed Second Floor Plan (1:100@A1)
 - Drawing Number 203_A_P_100_04 Rev 4: Proposed Third Floor Plan (1:100@A1)
 - Drawing Number 203_A_P_100_05 Rev 4: Proposed Fourth Floor Plan 1 (1:100@A1)
 - Drawing Number 203_A_P_200_00 Rev 4: Proposed Cross Section CC (1:100@A1)
 - Drawing Number 203_A_P_200_02 Rev 4: Proposed Cross Section DD (1:100@A1)
 - Drawing Number 203_A_P_200_04 Rev 4: Proposed Cross Section HH (1:100@A1)
 - Drawing Number 203_A_P_200_05 Rev 4: Proposed Cross Section CC (inverted) (1:100@A1)
 - Drawing Number 203_A_P_300_01 Rev 4: Proposed South Elevation (1:100@A1)

- Drawing Number 203_A_P_300_05 Rev 4: Proposed Recessed East Elevation (1:100@A1)

A cheque for £195 made payable to London Borough of Camden has been sent separately to cover the requisite application fee. The fee is in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

Background

Planning Permission was granted in June 2010 at 16-16a Baldwin's Gardens and 31-37 Leather Lane for :

"Erection of an infill extension to north and west elevations, a two storey roof extension and alterations to provide a new entrance, atrium, and re-cladding envelope with green wall, to re provide a shop (A1), provide additional office space (B1a); workshops (B1c) and ancillary café."(Ref. 2010/0646/P).

This permission was renewed in June 2013 (ref. 2013/1086/P). Planning permission (ref: 2013/1086/P) has been subject to three minor amendments:

- MMA to Condition 7 to planning permission ref. 2013/1086/P relating to alterations to servicing, internal layouts, massing at levels four and five, relocation of the proposed green wall, revisions to the elevations of the building, changed to the proposed materials and the relocation of flues. The application was approved on 13 December 2013, subject to a Section 106 Agreement (Ref: 2013/5404/P).
- MMA to Condition 7 to planning permission ref. 2013/1086/P relating to alterations to the proposed window specifications, relocation of louvered access on the north elevation, relocation of doors on the west elevation, configuration of rooflights at ground floor level to the rear of the building and minor reconfiguration of internal layouts. The application was approved on 14 September 2015, subject to a Section 106 Agreement (Ref: 2015/3334/P).
- MMA to Condition 3 to planning permission ref. 2013/1086/P relating to re-wording of the Condition to separate requirements for details of the green roof (creating part 3a) and the green wall (creating part 3b) to enable partial discharge of the green roof element. The application was approved on 28 October 2015, subject to a Section 106 Agreement (Ref: 2015/3899/P).

On 4 February 2016 the Council partially discharged part (a) of Condition 3, approving the details of the proposed green roof (Ref: 2016/0567/P). Section 3(b) of the Condition is awaiting discharge.

In June 2016, an application was submitted to the London Borough of Camden seeking planning permission for use of part of Hatton Square Business Centre as a restaurant (Use Class A3) (ref. 2016/3239/P). This application is still being discussed with the Council and is due to be determined shortly.

Construction has commenced on site and the completion of the main refurbishment works and extension to the existing building is anticipated in summer 2017.

The Site

The application site comprises 16-16a Baldwin's Gardens and 31-37 Leather Lane (the Hatton Square Business Centre). It is located within the Hatton Garden area of the London Borough of Camden and fronts onto Leather Lane Neighbourhood Centre.

The application site lies within the Hatton Garden Conservation Area but does not comprise a listed building.

The Proposal

Following a design review, our client has identified a number of issues in relation to the practicality of installing a green wall to the south elevation of the building. Having reviewed the feasibility of this proposed

element, it has become apparent that it would be unlikely for the planted wall to survive. In addition accessing this enclosed area would give rise to issues in maintaining the wall.

The green wall was previously proposed as a monoculture of a pre-grown ivy 'green screen' system. As the wall was to be a single species, it makes a negligible contribution to increasing species diversity and enhancing ecological value of the site. The removal of the green wall will not have an overall impact on the scheme's biodiversity. A biodiverse green roof has been installed on site with a variety of species. Schwegler bird boxes are proposed within the scheme, providing additional habitats without requiring the green wall.

Given the level of biodiversity enhancement on the site, the scheme will therefore still comply with Core Strategy Policies CS13 (tackling climate change through promoting higher environmental standards), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity), and CS16 (Improving Camden's health and well-being). In addition the development would remain in accord with Development Policies DP22 (Promoting sustainable design and construction) DP23 (Water) and DP32 (Air quality and Camden's Clear Zone). The supporting statement prepared by Karakusevic Carson Architects provides further details of the proposed removal of the green wall.

To clarify, the description of development approved under permission Ref: 2013/1086/P makes reference to the inclusion to a green wall. We have discussed this with Kate Henry (case officer for previous planning applications at Hatton Garden Business Centre). Kate has confirmed that it is not necessary to formally remove reference to a 'green wall' from the description of development as the site's planning history would demonstrate the removal of this element from the scheme.

Amendments to Conditions

The National Planning Practice Guidance (NPPG) states that

"Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged." (Paragraph: 015 Reference ID: 17a-015-20140306)

When the Council issued the most recent Section 73 permission (2015/3899/P) it did not repeat all of the relevant conditions from the original planning permission. Therefore this submission is seeking to vary two conditions from two separate Section 73 permissions to regularise the omission of the green wall from the scheme.

Condition 3

Based on the above information, we request that Condition 3 is deleted from planning permission 2015/3899/P, as part 3(a) has been fully discharged (by Ref: 2016/0567/P) and the removal of the green wall from the proposals would negate the requirement for the condition.

Condition 7

To regularise the removal of the green wall Condition 7 of planning permission Ref: 2015/3334/P is also required to be amended to reflect updated drawing references. We request Condition 7 is updated to reflect the following wording:

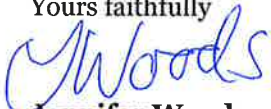
The development hereby permitted shall be carried out in accordance with the following approved plans:

- 203_A_P_300_11 Rev 00;
- 203_A_P_300_00 Rev 02;
- 203_A_P_300_01 Rev **04**;
- 203_A_P_300_02 Rev 02;
- 203_A_P_300_03 Rev 02;
- 203_A_P_300_04 Rev 02;
- 203_A_P_300_05 Rev **04**;
- 203_A_P_100_00 Rev 02;
- 203_A_P_100_01 Rev 02;
- 203_A_P_100_02 Rev **04**;
- 203_A_P_100_03 Rev **04**;
- 203_A_P_100_04 Rev **04**;
- 203_A_P_100_05 Rev **04**;
- 203_A_P_100_06 Rev 02;
- 203_A_P_100_07 Rev 02;
- 203_A_P_100_08 Rev 02;
- 203_A_P_200_00 Rev **04**;
- 203_A_P_200_01 Rev 02;
- 203_A_P_200_02 Rev **04**;
- 203_A_P_200_03 Rev 02;
- 203_A_P_200_04 Rev **04**;
- 203_A_P_200_05 Rev **04**;
- 203_A_P_200_06 Rev 02.

Conclusion

We trust that the information provided is sufficient to enable you to validate and determine this application and look forward to receiving confirmation of this at the earliest opportunity. In the meantime if you have any queries or require clarification please do not hesitate to contact me.

Yours faithfully



Jennifer Woods
Senior Planner

Copy

Ian Dubber

-

Workspace Group PLC